

**SCURA, WIGFIELD HEYER,
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**UNITED STATES BANKRUPTCY COURT
DISTRICT OF NEW JERSEY**

In re:

BRUCE A. PIEKARSKY

Debtor.

Case No.: 22-10450-RG

Chapter 13

Judge: Hon. Rosemary Gambardella

Hearing Date: April 5, 2023

Oral Argument Not Requested

**CERTIFICATION OF DEBRA PIEKARSKY IN SUPPORT OF MOTION
FOR ORDER AUTHORIZING AND APPROVING (I) THE SALE OF REAL
PROPERTY LOCATED AT 250 GORGE ROAD, CLIFFSIDE, NEW
JERSEY; (II) THE SALE OF DEBTOR'S INTEREST IN REAL PROPERTY
LOCATED AT 9129 SW 20TH PLACE, UNIT C, FT. LAUDERDALE,
FLORIDA; (III) PAYMENT OF PROFESSIONAL FEES FROM SALE
PROCEEDS; AND (IV) A PRIVATE SALE OF THE PROPERTY.**

I, Debra. Piekarsky, being of full age, do hereby certify the following:

1. I am the spouse of the debtor in the above referenced case and state the following facts from personal knowledge.
2. I am filing this certification in support of the motion for an order authorizing (i) authorizing the sale of real property located at 250 Gorge Road, Apt. 8J, Cliffside Park, New Jersey; (ii) and authorizing the sale of Debtor's interest in real property located at 9129 SW 20th Place, Unit C, Fort Lauderdale, Florida 33324 (the "Sale"); and (iii) authorizing compensation to retained professionals for approved fees and costs from sale proceeds; and (iv) authorizing the sales to be private ones (the "Motion").

3. I jointly own the two real properties which are the subject of the motion: 250 Gorge Road, Apt. 8J, Cliffside Park, New Jersey and the property is located at 9129 SW 20th Place, Unit C, Fort Lauderdale, Florida 33324.

4. I have executed the contract of sale for the 250 Gorge Road property and intend on taking all actions necessary to effectuate the sale.

5. I understand that the mortgage, homeowners association, and all typical closing costs will be paid at closing.

6. I understand that except for the amount that is exempt, my husband's half interest in the net sale proceeds will be paid to fund his Chapter 13 Plan.

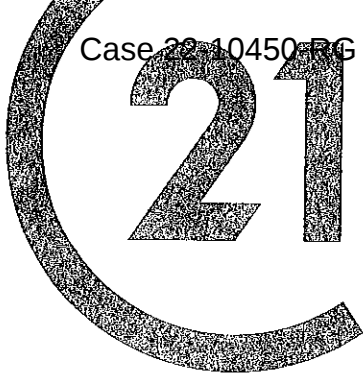
7. I also understand that in exchange for my husband's joint interest in our Florida property (whereafter I will solely own the Florida home free of any of his liabilities or interest), I will also instruct the closing agent to transfer \$103,565.31 to the Standing Chapter 13 Trustee for further funding of his Chapter 13 Plan.

8. I have also agreed to pay reasonable legal fees for the representation of my husband in the pending adversary proceedings from my share of the net sale proceeds. After reviewing the amount owed, I will reach an agreement with his counsel to escrow sufficient funds to pay what is currently due and provide assurance of future payment. I am informed that my husband's counsel will also make an application to the Bankruptcy Court for approval of compensation.

I hereby certify that the foregoing statements made by me are true. I am aware that if any of these statements are willfully false, I am subject to punishment.

Dated: March 27, 2023

/s/ Debra Piekarsky
Debra Piekarsky



February 4, 2022

Mr. Bruce Piekarsky
250 Gorge Road, Unit #8J
Cliffside Park, NJ 07010

**Re: 250 Gorge Road, Unit #8J
Cliffside Park, NJ 07010**

Dear Mr. Piekarsky:

The determination of market value is most accurately derived by using a method known as the Comparative Sales Approach. This approach evaluates many aspects of a subject property and other similar type properties, which have been sold recently. The most significant of these aspects include project quality of construction, cooperative size (room count), bedroom count, bathroom count, location, condition (upgrades) and view amenity.


We have evaluated the above referenced property using the Comparative Sales Approach and have determined the market value to be **\$425,000.00 +/- 5%** as of **February 1, 2022.**

(Four Hundred Twenty Five Thousand and 00/100 Dollars +/- 5%)

Please be advised that additional factors that may affect value are interest rates, supply and demand.

Sincerely,

CENTURY 21 CALABRESE REALTY


Peter J. Colao
Broker

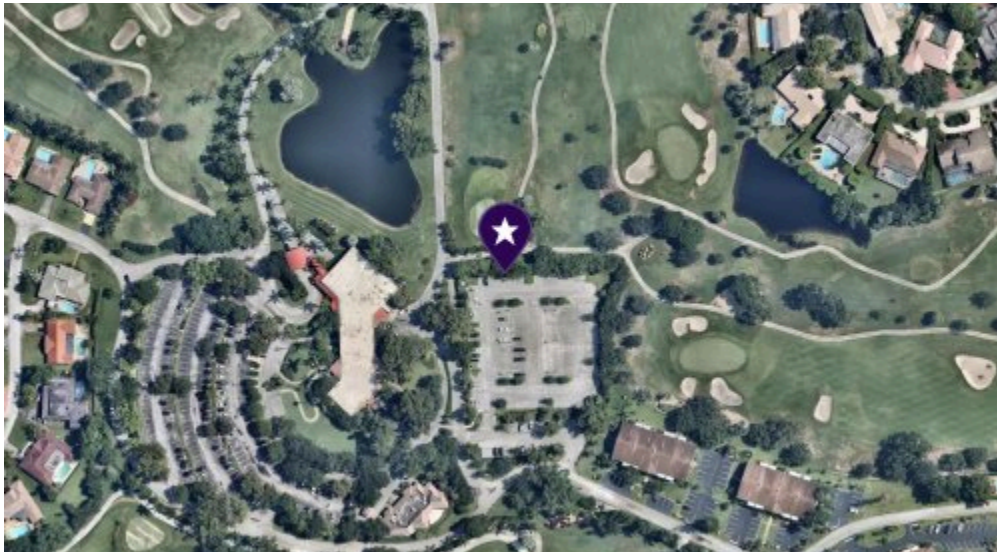
CENTURY 21 Calabrese Realty

2019451070

745 Palisade Avenue, Cliffside Park, NJ 07010



COMPARATIVE MARKET ANALYSIS



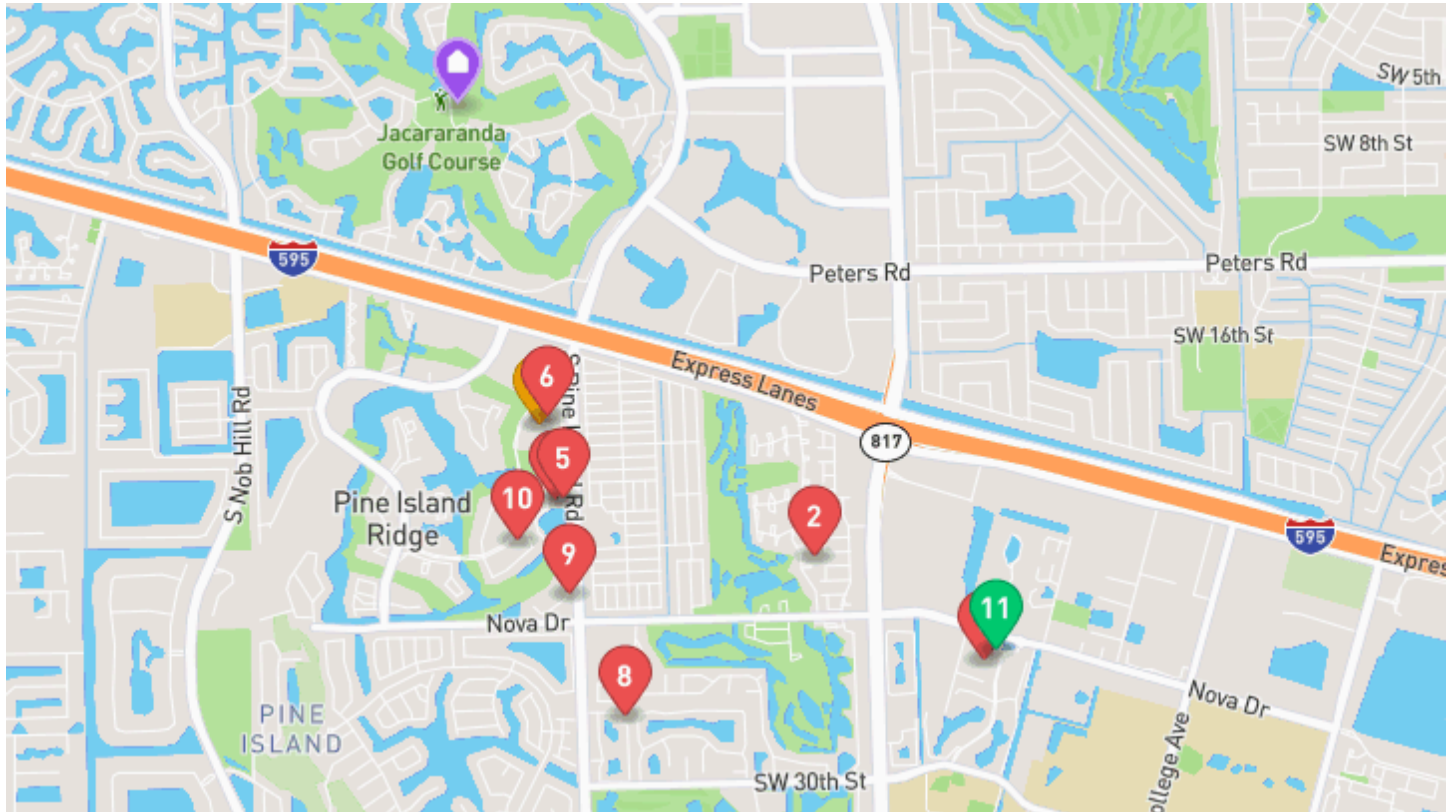
**9129 SW 20 PI
Plantation, FL 33324**

Bruce Piekarsky

FEBRUARY 4, 2022

Marc Brown | marc@marcbrownpa.com

MAP OF COMPARABLE LISTINGS

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REAL ESTATESTATUS: S = CLOSED P = PENDING A = ACTIVE

	MLS #	STATUS	ADDRESS	BEDS	BATHS	SQFT	PRICE
1	Subject	🏠	9129 SW 20 Pl	3	2.50	1,488	-
2	FX-10275019	S	8002 Sw 22nd Court 8002	3	2.00	1,276	\$255,000
3	FX-10309170	S	9126 C Sw C 20th Place 9126 C	3	3.00	1,488	\$340,000
4	FX-10312248	P	9121 Sw 19th Court B	3	3.00	1,488	\$408,999
5	FX-10302756	S	9127 Sw 20th Place D	3	3.00	1,488	\$350,000
6	FX-10299996	S	9120 Sw 19th Court B	3	3.00	1,488	\$350,000
7	FX-10289531	S	7340 Sw 26th Court 53	3	3.00	1,490	\$260,000
8	FX-10287618	S	2810 Sw 87th Avenue 901	3	3.00	1,500	\$250,000
9	FX-10287560	S	9158 Sw 23rd Street D	3	3.00	1,488	\$350,000
10	FX-10289713	S	2071 Orange Grove Drive A 16	3	3.00	1,350	\$320,000
11	FX-10313219	A	7325 Sw 26th Court 7325	3	3.00	1,490	\$425,000



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SUMMARY OF COMPARABLE PROPERTIES**LOKATION®**
REAL ESTATE**S SOLD LISTINGS**

ADDRESS	SOLD DATE	BEDS	BATHS	SQFT	PRICE	\$/SQ.FT
8002 Sw 22nd Court 8002	4/9/21	3	2.00	1,276	\$255,000	\$200
9126 C Sw C 20th Place 9126 C	12/30/21	3	3.00	1,488	\$340,000	\$228
9127 Sw 20th Place D	11/15/21	3	3.00	1,488	\$350,000	\$235
9120 Sw 19th Court B	10/14/21	3	3.00	1,488	\$350,000	\$235
7340 Sw 26th Court 53	9/10/21	3	3.00	1,490	\$260,000	\$174
2810 Sw 87th Avenue 901	8/11/21	3	3.00	1,500	\$250,000	\$167
9158 Sw 23rd Street D	8/10/21	3	3.00	1,488	\$350,000	\$235
2071 Orange Grove Drive A 16	7/30/21	3	3.00	1,350	\$320,000	\$237
Averages				1,446	\$309,375	\$214

P PENDING LISTINGS

ADDRESS	SOLD DATE	BEDS	BATHS	SQFT	PRICE	\$/SQ.FT
9121 Sw 19th Court B	-	3	3.00	1,488	\$408,999	\$275
Averages				1,488	\$408,999	\$275

A ACTIVE LISTINGS

ADDRESS	SOLD DATE	BEDS	BATHS	SQFT	PRICE	\$/SQ.FT
7325 Sw 26th Court 7325	-	3	3.00	1,490	\$425,000	\$285
Averages				1,490	\$425,000	\$285



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8002 SW 22ND COURT 8002
DAVIE, FL MLS #FX-10275019



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\$255,000

CLOSED 4/9/21

3 Beds 2.00 Baths

1,276 Sq. Ft. (\$200 / sqft)

Year Built 1979

Days on market: 5



Details

Prop Type: ["Courtyard",
"Townhouse"]

Style: ["Courtyard",
"Townhouse"]

Off-market date: 3/15/21

Taxes: \$2,868

County: Broward

Full baths: 2.0

Updated: Apr 10, 2021 12:10
AM

Area: 3880

Lot Size (sqft):

List Price: \$245,000

Subdivision: Arrowhead
Golf and Tennis

List date: 3/10/21

Orig list price: \$245,000

Sold date: 4/9/21

Assoc Fee: \$275

Features

Carport Spaces: 2.0

Flooring: Carpet, Ceramic
Tile

Interior Features: Ctdrl/
Vault Ceilings, Walk-in
Closet, Entry Lvl Lvng
Area

Construction Materials:
Concrete, Block

Furnished: Unfurnished

Cooling: Ceiling Fan,
Central

Inclusions: Range -
Electric, Disposal,
Dishwasher, Dryer

Utilities: Cable Connected

Exterior Features: Fence,
Shutters

View: Garden

Virtual Tour: [View](#)

Remarks

Want to live in Davie in a corner townhome with 3 bedrooms 2 baths?? Here is your opportunity. Centrally located townhome in the Arrowhead Golf and Tennis community is now available. This unit is next to an open large grass



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area as if you had your own spacious yard alongside the courtyard and great patio in the back of the unit. With two bedrooms downstairs and one upstairs, this home could be great for roommates for students attending close by Broward College or NSU; or fit for a family. Either way, completely worth a look. Monthly maintenance of \$275 includes building exterior, exterior insurance, common area, and recreation facilities. Per seller, amazing Sushi Burrito place close by definitely will be missed by her ;)



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9126 C SW C 20TH PLACE 9126 C
DAVIE, FL MLS #FX-10309170



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\$340,000

CLOSED 12/30/21

3 Beds 3.00 Baths

Year Built 1982

1,488 Sq. Ft. (\$228 / sqft)

Days on market: 3



Details

Prop Type: ["Townhouse"]

County: Broward

Area: 3880

Subdivision:

RIDGEWOOD

Style: ["Townhouse"]

Full baths: 3.0

Lot Size (sqft):

List date: 11/26/21

Sold date: 12/30/21

Off-market date: 11/29/21

Updated: Jan 3, 2022 1:21 PM

List Price: \$324,900

Orig list price: \$324,900

Assoc Fee: \$332

Taxes: \$5,103

Features

Construction Materials:
 Concrete, Block

Cooling: Electric

Disclosures: Sold As-Is

Exterior Features: Open
 Balcony, Open Porch

Flooring: Carpet, Tile

Inclusions: Range -
 Electric, Refrigerator

Number Of Units Total: 4

Utilities: Cable Connected

View: Lake

Virtual Tour: [View](#)

Waterfront Features: Lake

Remarks

Tranquil waterfront fee simple 3 bedrooms and 3 full baths Town home, with one bedroom with closets and a full bath on the first floor. Patio perfect for entertaining, kitchen remodeled, 1st floor full bath updated and beautiful wood look tile planks on the first floor, unit has hurricane accordion shutters. Town home is assigned 2 parking spaces with guest parking. Well kept grounds, Homeowners include exterior of building and basic cable. Access to amazing Country club amenities with a \$175 per year food charge to be utilized at restaurant. Community is



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well located to easy access to Universities and 595. Please present highest and best contracts with Proof of funds or pre-approval.



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9121 SW 19TH COURT B
DAVIE, FL MLS #FX-10312248



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\$408,999

PENDING 1/5/22

3 Beds 3.00 Baths

Year Built 1982

1,488 Sq. Ft. (\$275 / sqft)

Days on market: 14



Details

Prop Type: ["Townhouse"]

County: Broward

Area: 3880

Subdivision: Pine Island
 Ridge

Style: ["Townhouse"]

Full baths: 2.0

Half baths: 1.0

Lot Size (sqft):

List date: 12/22/21

Pending date: 1/5/22

Off-market date: 1/5/22

Updated: Jan 5, 2022 2:27
 PM

List Price: \$408,999

Orig list price: \$409,000

Assoc Fee: \$332

Taxes: \$4,262

Features

Construction Materials:
 CBS

Cooling: Ceiling Fan,
 Central

Disclosures: Sold As-Is

Exterior Features: Fence,
 Open Balcony

Flooring: Tile

Furnished: Furniture
 Negotiable

Inclusions: Washer, Ice
 Maker, Range - Electric,
 Refrigerator, Microwave,
 Disposal, Dishwasher,
 Dryer

Interior Features: Walk-in
 Closet

Utilities: Cable Connected

View: Garden

Virtual Tour: [View](#)

Remarks

Nicely updated Town Home in Pine Island Ridge. Home features 3 bedrms (1 on the 1st floor) and 2.5 baths, granite countertops, S/S appliances, full size washer & dryer, accordian shutters, spacious storage area, fenced private patio, designated parking plus guest parking. HOA includes basic cable, roof plus building exterior, trash, sewer, plus lawn/landscaping maintenance. Community Clubhouse amenities include; Pool, Hot Tub, Tennis/



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Basketball Courts, Gym, Playground, Library, Billiards, Conference Rooms, Bar & Restaurant on site, and Community Golf Course. 2 Assigned parking spots plus ample guest parking. Minutes to 595, I-75, and the Sawgrass Expressway. No Rentals 1st year owned.



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9127 SW 20TH PLACE D
DAVIE, FL MLS #FX-10302756



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\$350,000

CLOSED 11/15/21

3 Beds 3.00 Baths

Year Built 1982

1,488 Sq. Ft. (\$235 / sqft)

Days on market: 15



Details

Prop Type: ["Courtyard", "Patio Home", "Townhouse"]

County: Broward

Area: 3880

Subdivision: Ridgewood

Style: ["Courtyard", "Patio Home", "Townhouse"]

Full baths: 2.0

Half baths: 1.0

Lot Size (sqft):

List date: 9/28/21

Sold date: 11/15/21

Off-market date: 10/13/21

Updated: Nov 17, 2021
 10:10 AM

List Price: \$349,900

Orig list price: \$349,900

Assoc Fee: \$332

Taxes: \$3,007

Features

Construction Materials: CBS, Concrete, Block

Cooling: Ceiling Fan, Central

Direction Faces: South

Disclosures: Sold As-Is

Exterior Features: Open Balcony, Open Porch

Flooring: Laminate, Tile

Furnished: Unfurnished, Furniture Negotiable

Inclusions: Washer, Smoke Detector, Hookup, Ice Maker, Refrigerator, Microwave, Disposal, Dishwasher, Dryer

Interior Features: Walk-in Closet, Stack Bedrooms, Entry Lvl Lvng Area, Built-in Shelves

Number Of Units Total: 4

Utilities: Cable Connected

View: Garden, Lake

Virtual Tour: [View](#)

Waterfront Features: Lake

Window Features: Blinds, Drapes, Verticals

Remarks

Best Views in the Neighborhood! This Updated Lake Front FEE-SIMPLE Townhome features: Spacious Bedrooms,



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Oversized Closets, Matching Cabinetry & Granite Throughout, Balconies with Lake & Garden Views, and Patio with Storage & Privacy Fence. New Kitchen Appliances & AC. Full Size Washer and Dryer. Locking Accordion Shutters. Conveniently Located in an Excellent School District and a Short Distance to Shopping and Entertainment. Low HOA Fee Includes: Membership to Pine Island Ridge Country Club with Residents Only Golf & Restaurants, Basic Cable, and Building Exterior.



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9120 SW 19TH COURT B
DAVIE, FL MLS #FX-10299996



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\$350,000

CLOSED 10/14/21

3 Beds 3.00 Baths

Year Built 1982

1,488 Sq. Ft. (\$235 / sqft)

Days on market: 6



Details

Prop Type: ["Patio Home",
"Townhouse"]

County: Broward

Area: 3880

Subdivision: Ridgewood

Style: ["Patio Home",
"Townhouse"]

Full baths: 2.0

Half baths: 1.0

Lot Size (sqft):

List date: 9/8/21

Sold date: 10/14/21

Off-market date: 9/14/21

Updated: Dec 25, 2021
 10:46 AM

List Price: \$329,900

Orig list price: \$329,900

Assoc Fee: \$332

Taxes: \$5,103

Features

Carport Spaces: 2.0

Construction Materials:
 CBS

Cooling: Central

Disclosures: Sold As-Is

Exterior Features: Fence,
 Open Balcony, Open
 Porch

Flooring: Carpet, Ceramic
 Tile, Laminate

Inclusions: Washer, Water
 Heater - Elec, Range -
 Electric, Refrigerator,
 Microwave, Dishwasher,
 Dryer

Interior Features: Entry
 Lvl Lvng Area

View: Other

Virtual Tour: [View](#)

Remarks

GREAT TOWNHOUSE IN THE HEART OF DAVIE!!! In Pine Island Ridge. 3 bedroom 2 1/2 bathroom, new carpet, eat in kitchen, spacious living room and 3rd bedroom downstairs, upstairs spacious master bedroom with walk in closet and additional big closet. Both bedrooms with balconies. Washer and Dryer in unit. Large and quiet private court perfect to BBQ and entertaining. COUNTRY CLUB AMMENITIES INCLUDE, 2 RESTAURANTS, GOLF, POOL,



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SAUNA, GYM, TENNIS COURTS AND PLAYGROUND. EXCELLENT SCHOOLS. EASY TO SHOW. CLOSE TO 595 AND MAJOR HIGHWAYS. GREAT SHOPPING AND DINING CLOSE BY.



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7340 SW 26TH COURT 53
DAVIE, FL MLS #FX-10289531



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\$260,000

CLOSED 9/10/21

3 Beds 3.00 Baths

Year Built 1974

1,490 Sq. Ft. (\$174 / sqft)

Days on market: 44



Details

Prop Type: ["Coach House", "Townhouse"]

County: Broward

Area: 3780

Subdivision: Nova North Condominiums

Style: ["Coach House", "Townhouse"]

Full baths: 2.0

Half baths: 1.0

Lot Size (sqft):

List date: 6/17/21

Sold date: 9/10/21

Off-market date: 7/31/21

Updated: Nov 12, 2021 2:16 AM

List Price: \$275,000

Orig list price: \$275,000

Assoc Fee: \$191

Taxes: \$877

Features

Construction Materials: CBS

Cooling: Central

Direction Faces: South

Disclosures: Sold As-Is

Exterior Features: Fence, Open Porch, Shed

Flooring: Carpet, Tile

Inclusions: Washer, Water Heater - Elec, Range - Electric, Refrigerator, Purifier, Disposal, Dishwasher, Dryer

Interior Features: Stack Bedrooms, Entry Lvl Lvng Area

Utilities: Cable Connected

View: Garden

Virtual Tour: [View](#)

Window Features: Blinds

Remarks

Home shows Pride of Ownership! Will make someone a nice starter home. Well maintained 2 story Townhouse in



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Nova North Condominiums, Front Garden Patio and Open Patio in back with nice private fenced yard, Fun for family BBQ's. All Bedrooms Upstairs, Laundry Room inside, Outside storage shed, 2 Assigned parking spaces outside your front door, Nice Community Pool short walk from this unit, Association maintains the building Exterior and Roof. Great location close to Nova Southeastern University & Broward College, Shopping, Restaurants, Whole Foods Market, Trader Joe's, Starbucks. Pet friendly community. Check with your Lender may require 25% down and No FHA accepted.



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2810 SW 87TH AVENUE 901
DAVIE, FL MLS #FX-10287618



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\$250,000

CLOSED 8/11/21

3 Beds 3.00 Baths

Year Built 1981

1,500 Sq. Ft. (\$167 / sqft)

Days on market: 45



Details

Prop Type: ["Townhouse"]
 County: Broward
 Area: 3880
 Subdivision: HARVEST
 Style: ["Townhouse"]

Full baths: 2.0
 Half baths: 1.0
 Lot Size (sqft):
 List date: 6/4/21
 Sold date: 8/11/21

Off-market date: 7/19/21
 Updated: Nov 12, 2021
 10:31 PM
 List Price: \$259,900
 Orig list price: \$269,900

Assoc Fee: \$477
 Taxes: \$4,101

Features

Construction Materials:
 Concrete, Block
 Cooling: Central, Electric
 Disclosures: Sold As-Is,
 Corporate Owned

Exterior Features:
 Screened Balcony
 Flooring: Tile
 Furnished: Unfurnished

Inclusions: Water Heater -
 Elec, Range - Electric,
 Refrigerator
 Interior Features: Entry
 Lvl Lvng Area
 View: Garden

Virtual Tour: [View](#)

Remarks

SPACIOUS 3/2.5 CORNER UNIT TOWNHOME IN THE HARVEST COMMUNITY, FRESHLY PAINTED, TILE THROUGHOUT, CORPORATE OWNED, SEE SELLERS ADDENDUM ATTACHED, EASY TO SHOW, FINAL CLEANING IN PROCESS.



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9158 SW 23RD STREET D
DAVIE, FL MLS #FX-10287560



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\$350,000

CLOSED 8/10/21

3 Beds 3.00 Baths

Year Built 1982

1,488 Sq. Ft. (\$235 / sqft)

Days on market: 34



Details

Prop Type: ["Townhouse"]
 County: Broward
 Area: 3880
 Subdivision: Ridgewood
 Style: ["Townhouse"]

Full baths: 2.0
 Half baths: 1.0
 Lot Size (sqft):
 List date: 6/4/21
 Sold date: 8/10/21

Off-market date: 7/8/21
 Updated: Dec 25, 2021
 10:36 AM
 List Price: \$365,500
 Orig list price: \$375,000

Assoc Fee: \$332
 Taxes: \$3,863

Features

Construction Materials: CBS
 Cooling: Ceiling Fan, Central, Electric
 Exterior Features: Open Balcony, Shutters

Flooring: Tile
 Inclusions: Washer, Range - Electric, Refrigerator, Microwave, Disposal, Dishwasher, Dryer

Interior Features: Walk-in Closet, Built-in Shelves
 Utilities: Cable Connected
 View: Garden
 Virtual Tour: [View](#)

Remarks

Immaculate, updated 3 bedroom/ 2.5 bathroom townhouse located in sought after Country Club community of Pine Island Ridge! This corner unit offers an OPEN concept kitchen w/ Granite countertops, less than 5yrs old Stainless Steel appliances, 1.5 yr old dishwasher, full sized Washer & Dryer, BRAND NEW A/C unit, & lots of storage space. 2 bedrooms located on the 2nd floor, both w/ a set of sliding glass doors leading to their own balconies & 1



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bedroom located on the 1st floor with a set of sliding glass doors. The oversized master bedroom features a LARGE & BRAND NEW, FULLY CUSTOMIZED master closet. 2 updated bathrooms upstairs, half bath located downstairs, & a PRIVATE, fenced in, oversized patio. Accordion shutters, 2 parking spaces, guest parking, & Clubhouse w/ plenty of amenities!



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2071 ORANGE GROVE DRIVE A 16

DAVIE, FL MLS #FX-10289713



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\$320,000

CLOSED 7/30/21

3 Beds 3.00 Baths

Year Built 1980

1,350 Sq. Ft. (\$237 / sqft)

Days on market: 19



Details

Prop Type: ["Courtyard",
"Townhouse"]

County: Broward

Area: 3880

Subdivision: Pine Island
Ridge

Style: ["Courtyard",
"Townhouse"]

Full baths: 2.0

Half baths: 1.0

Lot Size (sqft):

List date: 6/19/21

Sold date: 7/30/21

Off-market date: 7/8/21

Updated: Dec 25, 2021
10:37 AM

List Price: \$320,000

Orig list price: \$320,000

Assoc Fee: \$450

Taxes: \$5,179

Features

Construction Materials:
CBS

Cooling: Ceiling Fan,
Central

Direction Faces: North

Disclosures: Sold As-Is

Exterior Features: Screen
Porch, Shutters

Flooring: Laminate, Tile

Furnished: Unfurnished

Inclusions: Washer,
Smoke Detector, Ice
Maker, Refrigerator,
Microwave, Disposal,
Dishwasher, Dryer
Interior Features: Foyer

Number Of Units Total: 4

View: Garden

Virtual Tour: [View](#)

Window Features: Blinds,
Single Hung Metal

Remarks

Wake up! It's here! 3/2.5 Townhouse in Davie! Stainless steel LG appliances, Granite countertops, Lavish, glass banister railing. Brand new modern, laminate and tile flooring throughout. The community boasts two pools, two restaurants, gym, basketballcourt, tennis court, golf course, and activity room. Great family-friendly



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neighborhood.



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7325 SW 26TH COURT 7325
DAVIE, FL MLS #FX-10313219



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\$425,000

ACTIVE 1/5/22

3 Beds 3.00 Baths

Year Built 1974

1,490 Sq. Ft. (\$285 / sqft)

Days on market: 23



Details

Prop Type: ["Courtyard",
"Townhouse"]

County: Broward

Area: 3780

Subdivision: nova north

Style: ["Courtyard",
"Townhouse"]

Full baths: 2.0

Half baths: 1.0

Lot Size (sqft):

List date: 1/5/22

Updated: Jan 28, 2022
 11:35 AM

List Price: \$425,000

Orig list price: \$425,000

Taxes: \$3,810

Features

Construction Materials:
 CBS

Cooling: Central, Electric

Exterior Features: Fence

Flooring: Carpet,
 Laminate, Tile

Furnished: Unfurnished
 Inclusions: Washer, Water
 Heater - Elec, Hookup,
 Range - Electric,
 Refrigerator, Microwave,
 Dishwasher, Dryer

Interior Features: Walk-in
 Closet, Pantry

Utilities: Cable Connected

View: Garden

Virtual Tour: [View](#)

Window Features: Blinds

Remarks

Beautiful open spacious townhome Approximately 1490sf. Huge remodeled kitchen--granite counter tops and long cabinets. Laminated wood floors on first floor living room and hallway. New carpet upstairs in bedrooms. Big laundry room first floor with full size washer and dryer. Half bathroom also on first floor. 2 patios front and back



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patio fenced. Bathrooms remodeled. Spacious master bedroom and large master bathroom dual sinks and shower. NO RESERVES. pet ok. all ages ok. Low maintenance fee \$203 monthly. Close to Nova Southeastern University, Broward College, shopping center, restaurants, home depot, Whole foods, Trader Joe's, Starbucks, and more. Community pool. 2 assigned parking spots.



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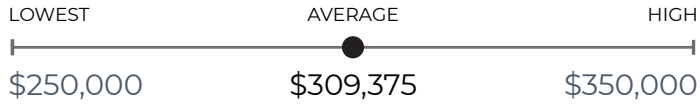
LISTINGS

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ANALYSIS

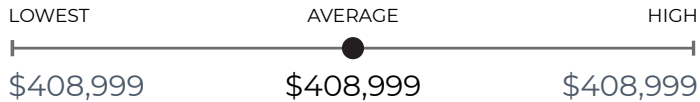
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COMPARABLE PROPERTY STATISTICS**LOKATION®**
REAL ESTATE**S 8 Sold Listings**

AVG PRICE / SQFT

\$214

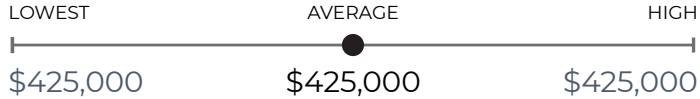
AVG DOM

21**P 1 Pending Listings**

AVG PRICE / SQFT

\$275

AVG DOM

14**A 1 Active Listings**

AVG PRICE / SQFT

\$285

AVG DOM

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ONLINE VALUATION ANALYSIS

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How accurate are Zestimates?

33.3% | \$141,500

Zestimates varied up to 33.3% or \$141,500 compared to actual MLS prices.

S 8 Sold

ADDRESS	SOLD DATE	SOLD PRICE	ZESTIMATE	DIFFERENCE
8002 Sw 22nd Court 8002	4/9/21	\$255,000	\$300,100	17.7%
9126 C Sw C 20th Place 9126 C	12/30/21	\$340,000	-	-
9127 Sw 20th Place D	11/15/21	\$350,000	-	-
9120 Sw 19th Court B	10/14/21	\$350,000	-	-
7340 Sw 26th Court 53	9/10/21	\$260,000	\$278,800	7.2%
2810 Sw 87th Avenue 901	8/11/21	\$250,000	\$276,100	10.4%
9158 Sw 23rd Street D	8/10/21	\$350,000	-	-
2071 Orange Grove Drive A 16	7/30/21	\$320,000	\$353,000	10.3%

P 1 Pending

ADDRESS	PRICE	ZESTIMATE	DIFFERENCE
9121 Sw 19th Court B	\$408,999	-	-

A 1 Active

ADDRESS	PRICE	ZESTIMATE	DIFFERENCE
7325 Sw 26th Court 7325	\$425,000	\$283,500	-33.3%



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Source: Zillow



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SOLD PROPERTY ANALYSIS**LOKATION®**
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Homes sold for an average of 100.2% of their list price.

21 Days on market

It took an average of 21 days for a home to sell.

Analysis

ADDRESS	ORIG LIST PRICE	SOLD PRICE	% OF ORIG LIST PRICE	DOM	\$ PER SQFT
8002 Sw 22nd Court 8002	\$245,000	\$255,000	104.08%	5	\$200
9126 C Sw C 20th Place 9126 C	\$324,900	\$340,000	104.65%	3	\$228
9127 Sw 20th Place D	\$349,900	\$350,000	100.03%	15	\$235
9120 Sw 19th Court B	\$329,900	\$350,000	106.09%	6	\$235
7340 Sw 26th Court 53	\$275,000	\$260,000	94.55%	44	\$174
2810 Sw 87th Avenue 901	\$269,900	\$250,000	92.63%	45	\$167
9158 Sw 23rd Street D	\$375,000	\$350,000	93.33%	34	\$235
2071 Orange Grove Drive A 16	\$320,000	\$320,000	100.00%	19	\$237
Averages	\$311,200	\$309,375	99.41%	21	\$214



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SUGGESTED LIST PRICE**LOKATION®**
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Analysis of the comparable properties suggests a list price of:

\$300,000
\$201 / sqft

Comparable Averages *per Status*

S 8 Sold**\$309,375** \$214 / sqft

21 Days on Market

P 1 Pending**\$408,999** \$275 / sqft

14 Days on Market

A 1 Active**\$425,000** \$285 / sqft

23 Days on Market

Additional Notes

The CMA is a side-by-side comparison of homes for sale and homes that have recently sold in the same neighborhood and price range. This information is further sorted by data fields such as single-family or condo, number of bedrooms, number of baths, postal codes, and many other factors. Its purpose is to show fair market value, based on what other buyers and sellers have determined through past sales, pending sales and homes recently put on the market.

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